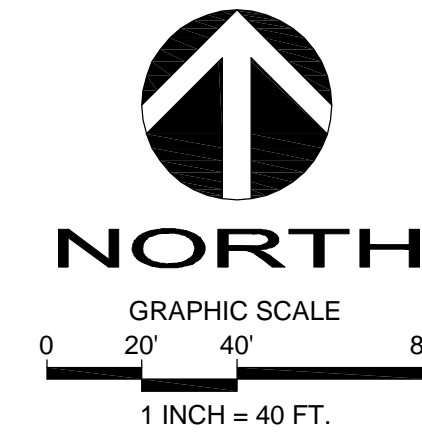


BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

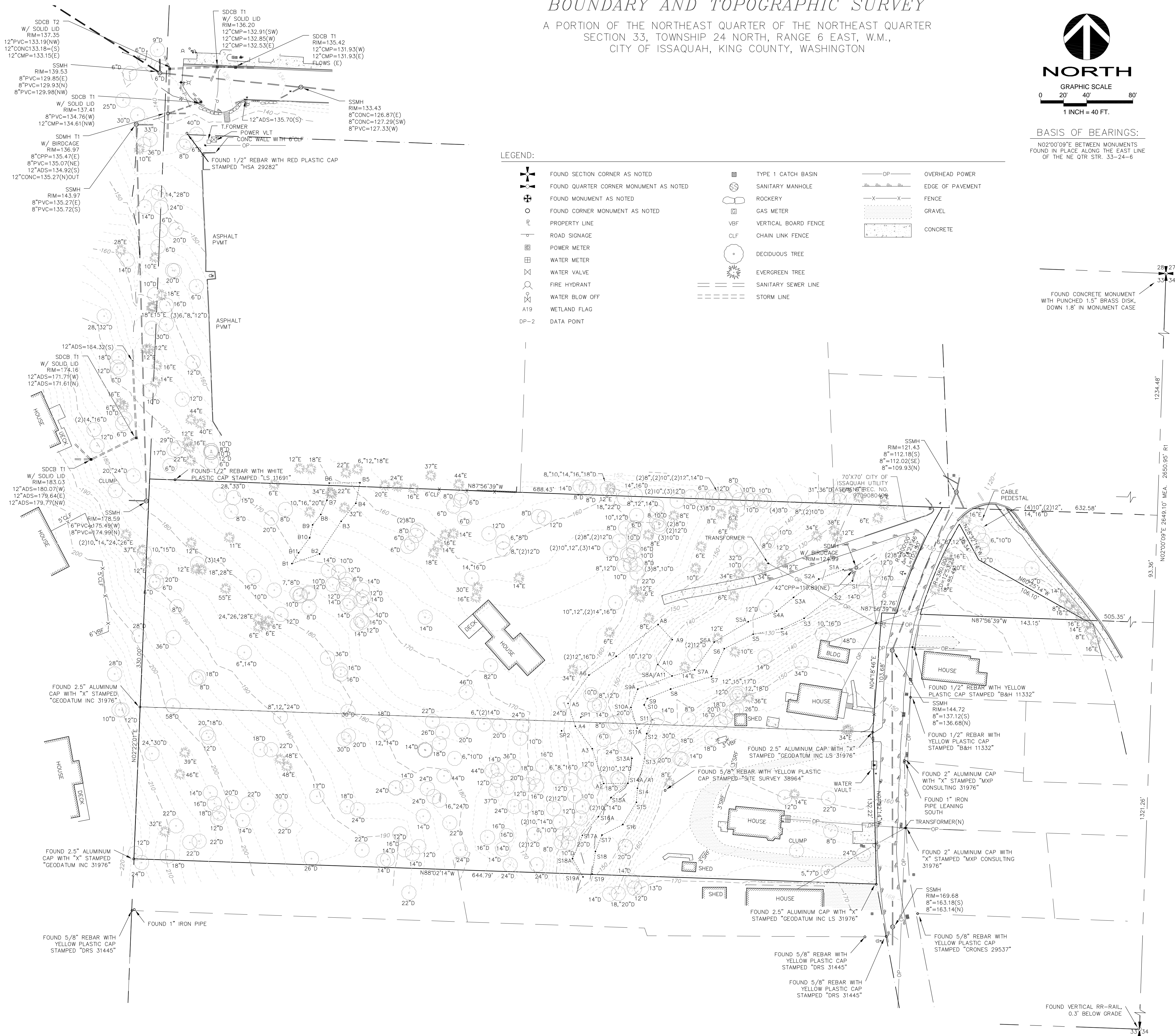


BASIS OF BEARINGS:

N02°00'09"E BETWEEN MONUMENTS
FOUND IN PLACE ALONG THE EAST LINE
OF THE NE QTR STR. 33-24-6

LEGEND:

	FOUND SECTION CORNER AS NOTED		TYPE 1 CATCH BASIN		OVERHEAD POWER
	FOUND QUARTER CORNER MONUMENT AS NOTED		SANITARY MANHOLE		EDGE OF PAVEMENT
	FOUND CORNER MONUMENT AS NOTED		ROCKERY		FENCE
	PROPERTY LINE		GAS METER		GRAVEL
	ROAD SIGNAGE		VERTICAL BOARD FENCE		CONCRETE
	POWER METER		CHAIN LINK FENCE		
	WATER METER		DECIDUOUS TREE		
	WATER VALVE		EVERGREEN TREE		
	FIRE HYDRANT		SANITARY SEWER LINE		
	WATER BLOW OFF		STORM LINE		
	WETLAND FLAG				
	DATA POINT				



LEGAL DESCRIPTION:

PETERSEN PARCEL:
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,209.51 FEET SOUTH OF AND 1,320.29 FEET WEST
OF THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE
6 EAST, W.M., IN KING COUNTY, WASHINGTON, SAID POINT BEING THE
SOUTHWESTERLY CORNER OF A TRACT OF LAND SOLD TO W.C. JENKS,
THENCE NORTH 88°54'25\"/>

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ISSAQUAH BY AUDITOR'S
FILE NUMBER 9408260846, IN KING COUNTY, WASHINGTON.

MCFERON PARCEL:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE
MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,407.01 FEET SOUTH OF AND 1,348.14 FEET WEST
OF THE NORTHEAST CORNER OF SECTION 33, THENCE SOUTH 01°24'15\"/>

TITLE RESTRICTIONS:

AFFECTING THE PETERSEN PARCEL:
THIS SITE IS SUBJECT TO AN EASEMENT AND RIGHTS INCIDENTAL THERETO
GRANTED TO THE CITY OF ISSAQUAH TO INSTALL, MAINTAIN AND OPERATE
IMPROVEMENTS ON THE LAND AS DISCLOSED BY INSTRUMENT RECORDED
UNDER RECORDING NUMBER 9709080408 AND IS SHOWN HEREON.

THIS SITE IS SUBJECT TO THE RESERVATIONS AND RECITALS CONTAINED IN
THE DEED RECORDED UNDER RECORDING NUMBER 2952010.

THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS
TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY
APPLICABLE LAW, AS DISCLOSED BY INSTRUMENT RECORDED UNDER
RECORDING NUMBER 2952010.

THIS SITE IS SUBJECT TO AN UNRECORDED EASEMENT FOR A TWENTY FOOT
WIDE ASPHALT ROAD OVER THE EASTERLY PORTION OF THE PROPERTY.

AFFECTING THE MCFERON PARCEL:
THIS SITE IS SUBJECT TO AN EASEMENT AND RIGHTS INCIDENTAL THERETO
GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR AN ELECTRIC
TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY
INSTRUMENT RECORDED UNDER RECORDING NUMBER 2775300 THE LEGAL
DESCRIPTION CONTAINED WITHIN SAID INSTRUMENT IS INSUFFICIENT TO
DETERMINE THE EASEMENT'S EXACT LOCATION WITHIN THE SITE.

THIS SITE IS SUBJECT TO THE RESERVATIONS AND RECITALS CONTAINED IN
THE DEED RECORDED UNDER RECORDING NUMBER 2920690.

THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS
TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY
APPLICABLE LAW, AS DISCLOSED BY INSTRUMENT RECORDED UNDER
RECORDING NUMBER 2920690.

SURVEYOR'S NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP PERTAINING TO THE
PETERSEN PARCEL HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE
COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER
0045162-04 DATED JULY 2, 2015. ALL TITLE INFORMATION SHOWN ON THIS
MAP PERTAINING TO THE MCFERON PARCEL HAS BEEN EXTRACTED FROM
CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE
COMMITMENT NUMBER 0045161-04 DATED JULY 1, 2015. IN PREPARING THIS
MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO
INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS
INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY
OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED
CHICAGO TITLE INSURANCE COMPANY COMMITMENTS. D.R. STRONG
CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE
COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS
SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC.
QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS
EXISTING ON MARCH 23, 2016. ALL SURVEY CONTROL INDICATED AS
"FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY, 2016.

3. PETERSEN PARCEL EAST PROPERTY AREA = 4,833± SQUARE FEET
(0.1110± ACRES).
PETERSEN PARCEL WEST PROPERTY AREA = 128,801± SQUARE FEET
(2.9569± ACRES).
MCFERON PARCEL PROPERTY AREA = 84,540± SQUARE FEET
(1.9408± ACRES).
TOTAL PROPERTY AREA = 218,174± SQUARE FEET
(5.0086± ACRES).

4. ALL DISTANCES ARE IN FEET.

5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND COMBINED
ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND
DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS
SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE
SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND
EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO
MANUFACTURER'S SPECIFICATIONS.

6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY
THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND
SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN
ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS
STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN
BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN
HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG
CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF
PUBLIC RECORDS.

REFERENCES:

1. SECTION SUBDIVISION AND BOUNDARY MAP OF ISSAQUAH MINE NO. 1
BAGLEY SEAM BY THE PACIFIC COAST COAL COMPANY ON FILE WITH THE
WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES.

VERTICAL DATUM:

NAVD 88 PER KING COUNTY VERTICAL CONTROL

BENCHMARK:

KING COUNTY VERTICAL CONTROL PT. NO. 2307, FOUND CONCRETE
MONUMENT WITH PUNCHED 1.5\"/>



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS

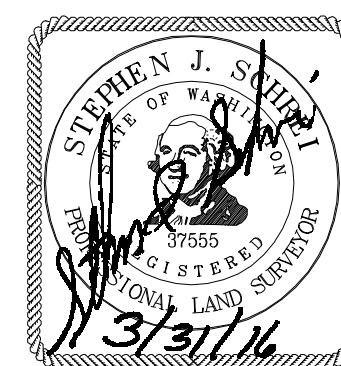
620 - 7TH AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

**BOUNDARY AND
TOPOGRAPHIC SURVEY**

345 MINE HILL ROAD SW
ISSAQUAH, WA 98027
TAX PARCEL NO.
332406-9039
332406-9036

**BOARDWALK
REAL ESTATE, LLC.**

17533 47TH AVENUE NE
LAKE FOREST PARK, WA 98155



DATE
REVISION
APR

PROJECT SURVEYOR: SJS
DRAFTED BY: DAS/SJS
FIELD BOOK: 175
DATE: 03-28-16
PROJECT NO.: 14118

SHEET: 1 OF 1